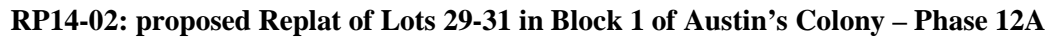


## February 20, 2014



An aerial photograph of a residential development. The map shows several streets: AMBROSE CT, CANEY CT, CASTELLON CT, BUTLINGER CREEK DR, ARCHER CR, THORNBERY DR, ASOTT CT, LARSEE CT, AMBROSE DR, ALBANY CT, and ANTHEA CT. A black outline highlights a specific area within the development, located near the intersection of CASTELLON CT and BUTLINGER CREEK DR. The area is surrounded by green fields and trees.

## **BACKGROUND AND RECOMMENDATION:**

The property owner, Mr. Mark Carrabba, wishes to reconfigure three lots, specifically Lots 29 thru 31 in Block 1 of Austin's Colony Subdivision – Phase 12 A, into three smaller lots (proposed Lots 29R, 30R, and 31R). A remaining 0.49-acre tract, more than half of which is encumbered by a 50-foot wide natural gas line and a 60-foot wide electric distribution easement, is proposed to become landscaped common area. Based on information received, City staff is of the understanding that the Austin's Colony Homeowners Association has agreed to maintain the common area shown on the proposed replat and that a contract to that effect between the developer and the HOA is in the process of being executed.

No new public infrastructure is required in conjunction with this proposed replat. The proposed replat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.